

Community Development Department
Quarterly Project Status Report
December 10, 2020

MEDICAL MARIJUANA DISPENSARIES:

CUP-170-0001

Location: 6470 Federal Blvd.

Zone: Light Industrial (LI)

Description: A Conditional Use Permit application for a proposed Medical Marijuana Dispensary.

Status: Operating

Final Action: City Council

CUP-180-0001/ZC1-700-0016/AA1-700-0004

Location: 6915 North Avenue; north of Broadway, east side of North Avenue and east of State Route 94

Zone: General Commercial (GC)

Description: Request to convert a 2,156 sq. ft. commercial building into a medical marijuana dispensary.

Status: Planning and Engineering comments sent to the applicant on August 8, 2019. Staff sent additional written correspondence in August, 2020. The project is pending resubmittal from the applicant.

Final Action: City Council

CUP-180-0002

Location: 6859 Federal Blvd.

Zone: General Commercial (GC)

Description: A Conditional Use Permit application for a proposed Medical Marijuana Dispensary.

Status: Time extension granted by City Council on October 1, 2019. Building permit issued and improvements are being constructed.

Final Action: City Council

CUP-190-0001

Location: 7309 Broadway

Zone: General Commercial (GC)

Description: A Conditional Use Permit application for a proposed Medical Marijuana Dispensary.

Status: Denied

Final Action: City Council

CUP-190-0002

Location: 3515 Harris St.

Zone: General Commercial/Heavy Commercial (GC-HC)

Description: A Conditional Use Permit application to convert existing 1,223 SF and 2,439 square foot commercial buildings into a dispensary facility and staff office respectively. Submittal of construction permit applications are anticipated.

Status: Approved. Applicant is preparing construction plans.

Final Action: City Council

MUP-190-0003

Location: 8280 Broadway

Zone: Heavy Commercial (HC)

Description: Early separation findings for a proposed Medical Marijuana Dispensary.

Status: Early separation findings expired November 5, 2020; new early separation finding resubmitted by applicant and a CUP application.

Final Action: City Council

MUP-200-0006

Location: 8260 Broadway

Zone: Heavy Commercial (HC)

Description: Early separation findings for a proposed Medical Marijuana Dispensary.

Status: Application denied on November 27, 2020. Applicant appealed denial to City Council on December 7, 2020. Appeal Hearing to be docketed within 60 days.

Final Action: City Council

MUP-200-0005

Location: 2295 Lemon Grove Avenue

Zone: Limited Commercial (LC)

Description: Early separation findings for a proposed Medical Marijuana Dispensary.

Status: Application denied on November 20, 2020. Applicant appealed denial to City Council on November 30. Appeal Hearing to be docketed within 60 days.

Final Action: City Council

MUP-200-0004

Location: 6691 Federal Boulevard

Zone: Limited Industrial (LI)

Description: Early separation findings for a proposed Medical Marijuana Dispensary.

Status: Early separation finding granted on November 13, 2020. A formal CUP application to operate Medical Marijuana Dispensary is anticipated to follow.

Final Action: City Council

RESIDENTIAL PROJECTS:

PAR-190-0003

Location: 2283 Berry St.

Zone: Residential Low Medium (RLM)

Description: Request to subdivide an existing 55,757 sq. ft. lot into eight (8) single-family parcels averaging 4,000 to 4,200 sq. ft. per lot, and a 638 sq. ft. private mini-park.

Status: Staff provided a comment letter to applicant on July 18, 2019. Staff met with applicant on July 31, 2019 to discuss project and City Staff is now anticipating a formal PDP and TM submittal from applicant.

Final Action: City Council

PAR-190-0005

Location: 8012 & 8034 Golden Ave.

Zone: Residential Medium High (RMH)

Description: Proposed two-phase project consisting of 10 unit density bonus apartment building and 13 unit density bonus apartment building on separate lots.

Status: Pre-Application response letter sent to applicant on May 15, 2020. Formal Planned Development Permit application(s) are anticipated.

Final Action: Planning Commission

PAR-190-0010

Location: 1515 Skyline Drive

Zone: Residential Low Medium (RLM)

Description: Proposed lot split.

Status: Pre-Application response letter provided on January 27, 2020. Tentative Parcel Map application submittal expected.

Final Action: Community Development Manager

PAR-190-0004

Location: Vacant Parcel between Lemon Grove Avenue and Arcadia Avenue

Zone: Residential Medium High (RMH)

Description: Proposed 9-unit apartment building.

Status: Second Pre-Application Review response letter provided on March 19, 2020. Planned Development Permit application submittal expected.

Final Action: Planning Commission

PDP-180-0001 & TM0-0065

Location: 8373 Broadway – The Terraces

Zone: Residential Medium High (RMH)

Description: Request to construct a 70-unit condominium development on a 2.88 acre lot. Site improvements will include 22,500 sq. ft. of common open space, landscape and street trees.

Status: Approved by City Council on August 4, 2020. Pending construction permit application submittal.

Final Action: City Council

PDP-170-0003 & TM0-0064

Location: 8200 Hilltop Drive – B & S Townhouses

Zone: Residential Medium High (RMH)

Description: Request to construct a six (6) unit townhouse development on an existing vacant lot. Project will include private rooftop space, landscape improvements and street trees.

Status: Approved by City Council on January 21, 2019. Construction permit application submitted on November 9, 2020.

Final Action: City Council

PDP-190-0001

Location: 7508 Church St.

Zone: Residential Medium (RM)

Description: Demolish existing single family homes and build 17-unit multi-family development, 2 of which are affordable to very low income, at the NE corner of the intersection of Church & New Jersey.

Status: Approved by Planning Commission on June 22, 2020. Construction permit applications submitted for review in October of 2020 and remain in plan check at this time.

Final Action: Planning Commission

PDP-160-01M1/TM0-000-0063

Location: 1993 Dain Dr.

Zone: Residential Low Medium (RLM)

Description: Modification of approved 13 Single-Family Home development with Private Park

Status: Under construction. Revised grading and landscape plans issued to reflect modification approved by City Council on July 21, 2020. Building permit applications for homes under review.

Final Action: City Council

PDP-190-0002/AA2-000-0002

Location: 7946 Broadway – Kelvin

Zone: Village Commercial 5 (VC5)

Project Area: 3,500 SF retail and 66 units

Description: 5-Story Vertical Mixed-Use project at corner of Broadway and Grove with approximately 3,500 SF retail and 66 units.

Status: Planning Commission approval appealed to City Council. Appeal denied by City Council on May 19, 2020. Pending construction permit application submittal.

Final Action: City Council

PDP-150-0003/TM0-000-0062

Location: Vacant parcel at the southwest corner of Palm Street and Camino De Las Palmas – Vista Azul

Zone: Residential Medium (RM)

Description: 20 unit Planned Development consisting of 6 attached twin homes and 14 single family detached homes on a vacant 2 acre parcel.

Status: Approved by City Council on October 4, 2016. Grading and Improvement Plans submitted and under review.

Final Action: City Council

PDP-150-0002/TM0-000-0061

Location: Vacant parcel at Mallard Street west of 69th Street.

Zone: Residential Low Medium (RLM)

Description: 12 Unit Planned Development consisting of detached single family homes, four (4) of which are reserved for Moderate Income households.

Status: Under construction. Approved by City Council on April 19, 2016.

Final Action: City Council

BUSINESS ACTIVITY:

MUP-200-0002

Location: 7341 Broadway

Zone: General Commercial (GC)

Description: Proposed auto sale use at an existing commercial building.

Status: Approved by Community Development Manager on September 10, 2020.

Final Action: Community Development Manager

MUP-200-0003

Location: 8247-49 Broadway

Zone: General Commercial (GC)

Description: Proposed auto sale use at an existing commercial building and vacant lot.

Status: Approved by Community Development Manager on November 9, 2020.

Final Action: Community Development Manager

MUP-190-0004

Location: 7988 Broadway

Zone: General Commercial (GC)

Description: Proposed 7-11 convenience mart and gas station at former Gas Stop.

Status: City Staff are waiting for resubmittal from applicant.

Final Action: TBD

PAR-190-0002

Location: 8247/8249 Broadway

Zone: General Commercial (GC)

Description: Proposed gas station with minimart/quick service restaurant, off-sale ABC license, and tow yard at the corner of Broadway and Sweetwater.

Status: Second Pre-Application Review Letter sent October 10, 2019. Pending resubmittal from applicant.

Final Action: TBD

PDP-170-0002 & GPA 190-0001

Location: 8016 Broadway – Broadway Self Storage

Zone: General Commercial (GC)

Description: 3-story self-storage facility with 6,301 sq. ft. of retail space fronting along Broadway

Status: Approved by City Council on December 17, 2019. Construction plans have been approved. Demolition permit issued on December 10, 2020

Final Action: City Council

PDP-200-0001

Location: Lemon Grove Ave. – Popeye’s

Zone: Commercial of the Downtown Village Specific Plan (DVSP)

Description: Request to construct a 2,347 sq. ft. Popeye’s (Drive-thru) restaurant on a vacant lot located on the northeast corner of Lemon Grove Ave. & Central Ave.

Status: Approved by Planning Commission on June 22, 2020. Construction plans have been submitted and are under review.

Final Action: Planning Commission

VA1-900-0001

Location: 3205-3275 Lemon Grove Ave. – Lemon Grove Station

Zone: Commercial of the Downtown Village Specific Plan (DVSP)

Description: Request to construct a 25-foot multi-tenant panel pole sign. Project will include removing two (2) existing monument signs.

Status: Project originally scheduled for Planning Commission on June 22, 2020. Applicant requested to discontinue project prior to scheduled hearing date. New hearing date to be determined.

Final Action: Planning Commission

LONG RANGE PLANNING:

Climate Action Plan

Location: Citywide

Description: Plan to reduce Greenhouse Gas (GHG) emissions within the City

Status: Approved by City Council on June 2, 2020.

Final Action: City Council

General Plan Housing Element Update

Location: Citywide

Description: 8-year update of the General Plan Housing Element

Status: City Council update on September 1, 2020. Public outreach scheduled for January and February of 2021

Final Action: City Council